K 2281

For and in consideration of the sum of $10.00 - - TEN and no/100 - - - - - - - - - - - - - DOLLARS,

Cash in hand paid by Bryan L. Frey and wife, Mary Virginia Frey, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Albert G. Morris, Trustee have bargained and sold, and by these presents do transfer and convey unto the said Bryan L. Frey and wife, Mary Virginia Frey their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 7 on the Plan of Southmeade, Section 11 and a Revision of Lots 23 and 24, Section 1, as of record in Book 2133 page 64, Register's Office for said County. Said Lot No. 7 fronts 101 feet on the south side of Merriswood Drive and runs back between lines, 305.8 feet on the east line and 393.3 feet on the west line to the north line of a 25 foot roadway shown on said plan on which it measures 231 feet. Being part of the property conveyed to Albert G. Morris and Stirton Oman, as Trustees, by deed from Mary E. Stamps, et al, of record in Book 2140, page 590, said Register's Office.

Said property is conveyed subject to Restrictions of record in Book 1788, page 108, and of record in Book 2158, page 384, also subject to a 10 foot easement along the south rear line, and an easement $2\frac{1}{2}$ X 20 feet fronting $2\frac{1}{2}$ feet on Morriswood Drive at the northwest corner of the lot for utilities, as shown on the Plan of record in Book 2133, page 64, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bryan L. Frey and wife, Mary Virginia Frey their heirs and assigns, forever.

And I do covenant with the said Bryan L. Frey and wife, Mary Virginia Frey that I, Albert G. Morris and Stirton Oman, as Trustees are lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and the same is unencumbered, except for Taxes for the year 1954 which have been prorated and payment assumed by Grantees.

And I, Albert G. Morris, Trustee do further covenant and bind myself and Stirton Oman as Trustees, our successors and representatives, to warrant and forever defend the title to the said land to the said Bryan L. Frey and wife, Mary Virginia Frey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of June, 1954.

Albert G. Morris, Trustee
Albert G. Morris, Trustee

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, T. Homer Brooks, a Notary Public in and for said County and State, the within named Albert G. Morris, Trustee the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 1954.

Commission expires My Commission Expires Nov. 12, 1957

Notary Public

21829

WARRANTY DEED

FROM

ALBERT G. MORRIS, TRUSTEE

TO

BRYAN L. FREY ET UX

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